

Historic District Commission  
Meeting December 14, 2010  
Minutes

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TOWN CLERK, ACTON

Meeting was called to order at 7:30 PM.

Present were Kathy Acerbo-Bachman, David Honn, Michaela Moran, Ron Rosen, David Barrat and Mike Gowing, BoS liaison. Maya Minkin arrived at 7:40PM.

Citizens' Concerns: Ann Forbes of 25 Martin Street asked that certain items, the approval of the prior meetings' minutes and the discussion of membership be reassigned a later time to allow more time for discussion of the status of the Section 106 review and the MBTA update. On motion duly seconded and after discussion the motion passed unanimously.

KAB MBTA News: Section 106 update. James Eldridge spoke with the MBTA's general manager to discuss regulations 10 days ago. Two days later KAB met with him at 7AM and spoke for 15 minutes. The GM mentioned his talks with Senator Eldridge. We received the letter from T stating that the T believes that the current section 106 review is not necessary because the plan is covered under the 1990 review under MEPA. The matter needs no further permission despite our having been designated as the consulting party for the MHC is the direct consulting/advisory party with MHC. As such we made comments. The T may not consider them.

Thoughts-MM: We generated two letters back to MHC for reaction. She doesn't get the reasoning and does not agree with the T's logic. DH MEPA is a different organization than the MBTA. KAB There is confusion between MEPA and Section 106 review. MEPA is a state agency vs. a federal position. DH The T's GM's letter is insulting. The figures cited of \$1.3 to \$1.5 million are not supported. We should demand production of facts in support of the reasons stated for not adopting HDC's proposed changes. RR agrees with DH. The T's response reflects a poor assessment of our capacity and desire to make the station design better than it is. The HDC design is more amenable. Is the letter from the T welcomed by other elements of the town? We are caught in a back and forth conflict. There are three main areas set forth in the letter from the Mass. DOT dated 12/13/10 from Richard Davey. The costs of the items listed are inconsequential. The T would prefer a station of mediocre, horrible design. The design would be improved by the recommended changes. The 12/13/10 DOT letter is mean spirited and demeaning.

KAB We need to move on. Referring to SATSAC's work with the T. HDC has no official role. MHC as part of s. 106 has invited comments. MHC directed the T to work with HDC.

DH There is nothing in the letters that voids 106. We can filter things through SATSAC. The Acton station should be divorced from the rest of program; remove it from the critical path. This gives us more time and leeway to get changes adopted. Tell SATSAC to tell the T that we demand back-up in support of their costs estimates so that we check out their figures. We have the time.

KAB Find out relationship of the two letters to Section 106. Clarify HDC position. SATSAC is meeting on Thursday at 7:30 at the senior center. DH will be there representing HDC. MM will be there as member of SATSAC. Will the T be there?

MM No they won't. Referring to the two letters; DOT's letter of 12/13/10 and the Mass. Equal Opportunity EEA dated 12/13/10.

KAB Senator Eldridge offered to help anyway he could. He spoke with many individuals. Confident he put in the effort.

MM FTA has a Region 1 Historic Preservation Officer. Maybe he could assist.

KAB Where does HDC fit in all this?

DH T's General Manager's letter invites input from HDC. We were offered the 106 role. Can we appeal to Washington?

MM The T is pulling the station out of the current process.

Discussion of meeting minutes and membership is moved to 9PM.

Carol Ciska a resident of South Acton feels bad that HDC's and SATSAC's positions have made this a money issue. If money is the issue, can we find some other sources to contribute to the increased costs associated with design changes?

KAB DH attends SATSAC as an advisor not as a member.

MM attends SATSAC as neighbor and voice of concern but is not a representative of HDC at SATSAC meeting. This position has always been misunderstood.

DH There was a proposal that funding for a rail-trail bicycle bridge could be diverted to the additional cost.

KAB We won't go that route. No back-up consideration of the cost taking out number are flexible. Again what is our role? We need to think about this.

MG Letter from Mass. EOEEA bottom of second page refers to letter from Brona Simon of MHC.

MM We have a copy of that letter.

KAB They looked only at the direct effects.

AF in February of 2009 before kept in Mind EOEEA State MHC facilitate 106 Federal review where there is leverage. MEPA is out of the picture. MHC is not. We need to explain this over and over again. Stay tuned for more answers.

8:00 Quimby App. #1044 12 Woodbury Lane. Scott's assignment. He is on leave of absence because of his back. The application is for replacement of the roof and gutters. KAB Architectural shingles have been approved before. We can approve them here. MMK would prefer to see three-tab shingles such as are on the house now. The use of three-tab shingles would be an in-kind replacement generating a certificate of non-applicability.

RR moves to issue a certificate of appropriateness for the replacement of the shingles on the roof at 12 Woodbury Lane using architectural shingles to wit, Landmark Woodscape premium shingle in Moire black with the following conditions:

All roof vents to be in low profile, extended all the way to the gable end; Drip edges painted to match the architectural trim. Seconded by DB. Voted unanimously. RR further moves and DB seconds that a certificate of non-applicability be issued for (1) the replacement of the gutter and downspout only where it currently exists, using single piece metal gutter, color to match trim with hidden hangers, (2) Replacement of existing white wood clapboards where abutting roof on dormer with matching white wood clapboards; (3) Replace existing flashing with like in-kind flashing. The HDC makes the finding that the locus is in the Acton Center Historic District, that the HDC has previously approved architectural shingles in similar circumstances, that the replacement of existing gutters, clapboards and flashing are all in-kind. Motion passed unanimously.

RR recommends to the homeowner that while certain Timberline architectural shingles are acceptable, three-tab shingles are preferred and recommended for buildings of this style and period. It is further recommended that while K-type gutters are replacement in kind, half-round gutters are preferred for a building of this design and period.

MM wants to see the usual language – ridge vent, etc. Half round gutters would be better. Recommended how to hang the straps for half-round gutters with supporting straps under the shingles.

KAB to RR Send information on where to find half round gutters to the owner.

MMK Sorry to see the use of architectural shingles and not three-tab which would be more appropriate. DH and DB concur. The house is a simple design and of a size that would strongly suggest the use of three-tab shingles.

KAB Likes the three-tab but we have a precedent of accepting architectural shingles. She would also like to see half-round gutters.

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Voted unanimously

MM 445 Main Street application is for replacement of windows not shingles.

Membership: RR A prospective member at Voluntary Coordinating Committee has not yet attended a meeting. Do we know this applicant?

KAB An application was received through the VCC who interviewed the applicant. The next step is for MG to interview him or her.

MG Anyone can apply anywhere. He or she is vetted by VCC. A selectman interviews applicant. This one appeared rather suddenly. It behooves everyone including the applicant for him or her to attend one or more of our meetings. Currently we have six regular members and two alternates. Maya opted to switch from regular to alternate to accommodate the family changes after her baby was born last May. According to our charter we are supposed to have six regular members and four alternates.

DH When the economy improves we will be busier.

KAB January will be a good month to catch up on some back work. David Thorpe is interested in becoming a member, as is Anita Rogers. We can write a blurb for the "Action Unlimited". We are supported by most of Acton's citizenry. The work we do is "controversy adverse."

MMK hopes to increase her participation.

8:30 Application #1046-445 Main Street. Window replacement. Applicant is the contractor. Owner is out of the country. The intent is to replace all windows starting on the lower level on the front left and right sides with Anderson Wood Wright. However they have vinyl clad exteriors and are not acceptable. DH suggested the use of Jeld Wen Architectural series. All wood and always acceptable. Vinyl clad windows are never accepted.

KAB We will have another meeting on the 28<sup>th</sup> of December. Applicant is requested to come back then with more information about what will be used consistent with the facts presented at this meeting. Applicant will be give the 8PM appointment.

RR commented about strategy. He prefers to see all windows changed on one face, be it front or either side but to do all windows on that face rather than have a mixture of old and new windows on any of the sides. The project will be protracted and a mixture of old windows with triple track storm windows displayed with new windows will be unsightly. The applicant should apply to replace all windows at once. Once the project has started the applicant has forever to finish it under that certificate of appropriateness. It is recommended that replacement be face by face.

Applicant will also replace any sills that are rotted and will use lumber having the same dimensions as the original sills.

KAB Get the cut sheets from the window company to be used and bring them for our next meeting 12/28 at 8PM. We will vote on the application next time.

MM The abutter's notices will be sent out tomorrow. There must be exterior grills on the windows and the muntins must be less than 7/8".

9:00 PM Application #1045 5 High Street-the abutters' notices were sent out on the first of December. Therefore the C of A can be sent out.

The minutes of several past meetings are late in being accepted because of illness, vacations and other activities. Minutes of the meeting s on May 11, 2010, May 24, 2010, May 25, 2010, June 3, 2010, June 8, 2010, June 15, 2010 and November 4, 2010 as corrected are by motion duly seconded accepted unanimously by consent. DH noted that the 5/11/10 minutes erroneously state he was present. DB will make that correction in those minutes.

Copies of approved minutes should be distributed to the Selectmen, Library, Building Department, Town Clerk and HDC.

Application #1047 is to correct a violation created by the installation of windows without having first obtained a certificate of appropriateness. RR will handle this. MM will recuse herself.

Glen Berger needs a letter stating that his work at the Exchange Hall meets US Department of the Interior standards.

Theatre III needs professional architectural assistance. This cost

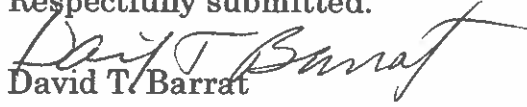
should be included in the cost estimate presented to CPC for funding.

Application #1048 is for the demolition of a chicken coop. RR will be the liaison. MM will recuse herself.

KAB There is a SATSAC meeting on Thursday at the Senior Center. MM will be there as regular member of SATSAC. DH will be there as representative of HDC.

Meeting adjourned at 9:13.

Respectfully submitted.

  
David T. Barrat  
Secretary.